

# Mill Cottage, Farringdon, Exeter

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A delightful period cottage with **flexible accommodation** and peaceful gardens.

## Summary of accommodation

**Ground Floor:** Sitting room | Sitting/dining room | Conservatory | Kitchen | Kitchen two  
Utility | Shower room | Cloakroom

**First Floor:** Five bedrooms | Bathroom | Eaves storage

## Distances

Exeter Airport 2.3 miles (1 hour to London City Airport)

M5 (Jct 29) 3.6 miles, Exeter city centre 6.8 miles

Exeter St. David's station 7.8 miles (2 hours to London Paddington)

(All distances and times are approximate)



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## Location

The property is set in a rural location close to the small village of Farringdon yet within easy reach of the popular city of Exeter. Farringdon has a village hall and a parish church, while there is a pub, the White Horse Inn, just outside the village. There is also a farm shop within easy reach, providing fresh produce and fish.

The villages of Woodbury Salterton and Clyst St. Mary nearby provide a choice of everyday amenities, including a pub and a primary school in Woodbury Salterton, while Clyst St. Mary has a post office, a village store, a primary school and a local pub.

Six miles to the west, Exeter provides a wide range of amenities and a wide choice of cultural activities, with the theatre, museum, arts centre and a wealth of good shopping and restaurants. Exeter also offers a fine selection of schools and is home to one of the country's most well-regarded universities.



Farringdon lies close to the East Devon Area of Outstanding Natural Beauty, and several stunning sandy beaches. The South West Coast Path is less than 10 miles away, while there are several excellent golf courses available nearby and sailing is accessible at Topsham seven miles away.

The area offers excellent transport links and Exeter's four mainline train stations are all within eight miles of the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington. The A30 and M5 lead to the national motorway network providing convenient road links with Exeter International Airport, just over three miles away, offering both local and international flights.

## The property

Mill Cottage is a splendid period property with attractive accommodation and a flexible layout. Located in a rural setting close to the small East Devon village of Farringdon, the property offers the opportunity to be arranged as two separate self-contained dwellings, including a three bedroom house and a two bedroom annexe.





The main ground floor reception room is the 28ft sitting and dining room with its dual aspect, including two sets of French doors opening onto the west-facing garden. The room includes slate flooring, recessed LED lighting and a fireplace fitted with a woodburning stove. In the same area of the property there is also a well-equipped kitchen with an integrated oven and hob.

The second area of the ground floor has its own entrance and includes a light, airy conservatory with French doors onto the garden, and a comfortable sitting room. Additionally, there is a large kitchen with integrated appliances, a central island and a Rayburn range cooker, while the utility room provides further space for appliances and storage. The ground floor also has a useful shower room.

Two staircases lead to the first-floor accommodation – one in each area of the house. Upstairs, the two sections of the property are connected via an internal door, offering the potential to combine the accommodation into one larger house. There are three double bedrooms in one section, as well as a family bathroom, while the second area has two bedrooms and an eaves storage room.



## Garden and grounds

At the front of the cottage there is parking for several vehicles, as well as an attractive garden with an area of lawn and various established shrubs and trees. The rear garden features a terrace area across the back of the house and far-reaching lawns and meadows. The grounds are bordered and enclosed by mature trees and woodland, creating a sense of peace, privacy and seclusion.

## Services

Mains water and electricity. Private drainage. Oil-fired central heating.

## Directions (Postcode EX5 2JD)

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## Property information

**Tenure:** Freehold

**Local Authority:** East Devon District Council

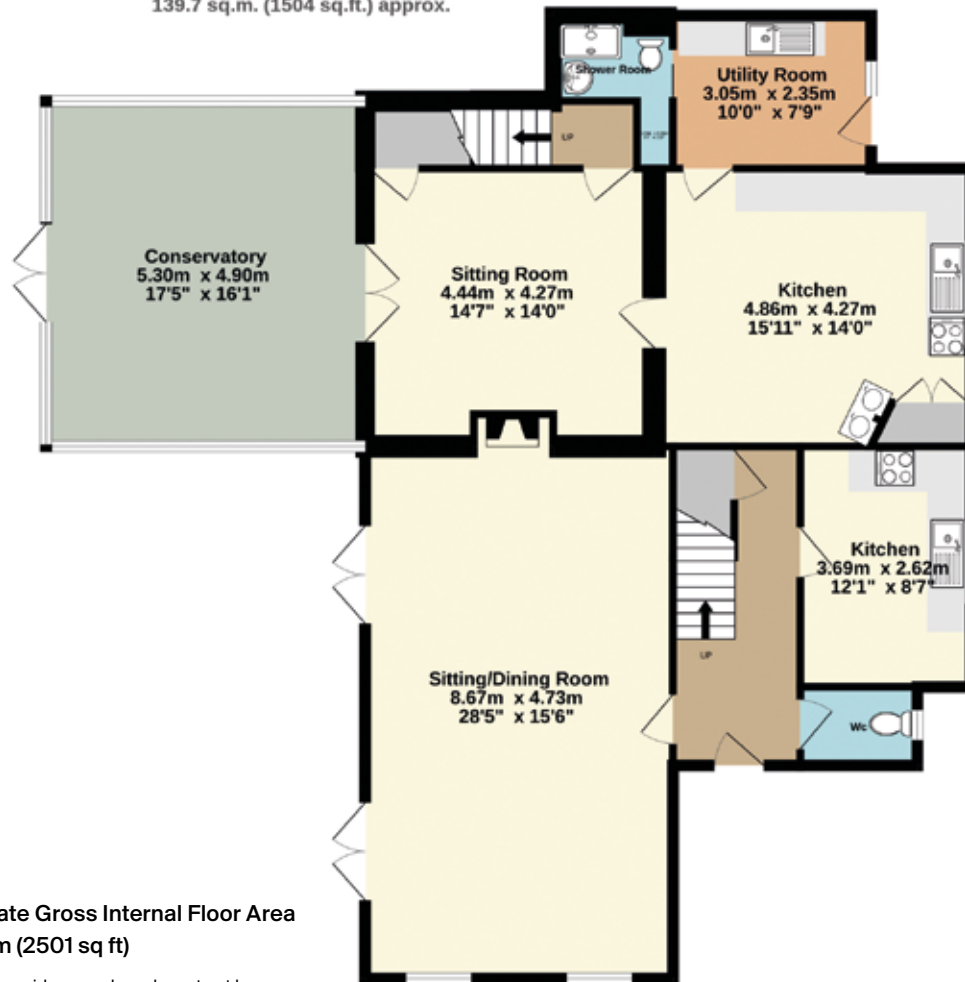
**Council Tax:** Band D

**EPC Rating:** D





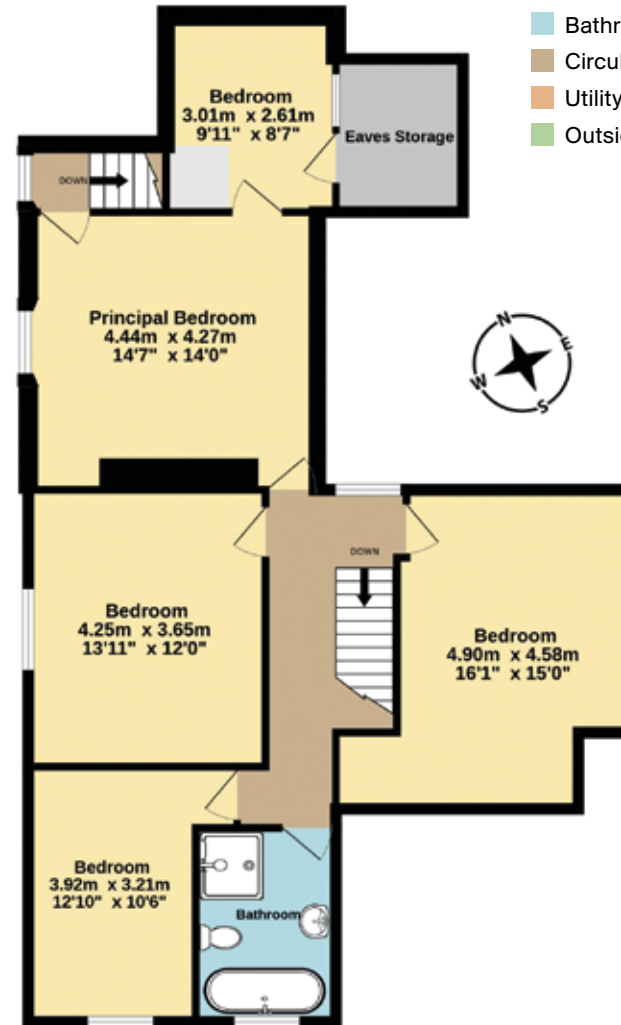
**Ground Floor**  
139.7 sq.m. (1504 sq.ft.) approx.



**Approximate Gross Internal Floor Area**  
232.4 sq m (2501 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

**1st Floor**  
92.7 sq.m. (997 sq.ft.) approx.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated August 2023.

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